031.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,002,500 / 1,002,500
					USE VALUE:	1,002,500 / 1,002,500
					ASSESSED:	1,002,500 / 1,002,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOUFOS NICK J/MARIA V
Owner 2:	
Owner 3:	
Street 1:	91 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANTONAKOS NICHOLAS G -
Owner 2:	-
Street 1:	28 ADAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2705 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	543,100	4,600	454,800	1,002,500
Total Card	0.114	543,100	4,600	454,800	1,002,500
Total Parcel	0.114	543,100	4,600	454,800	1,002,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.56 | /Parcel: 370.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21657

GIS Ref

GIS Ref

Insp Date 10/07/17

!2590!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	543,300	4600	4,950.	454,800	1,002,700	1,002,500	Year End Roll	12/18/2019
2019	104	FV	403,400	4600	4,950.	483,200	891,200	891,200	Year End Roll	1/3/2019
2018	104	FV	403,400	4600	4,950.	352,500	760,500	760,500	Year End Roll	12/20/2017
2017	104	FV	333,800	4600	4,950.	307,000	645,400	645,400	Year End Roll	1/3/2017
2016	104	FV	333,800	4600	4,950.	261,500	599,900	599,900	Year End	1/4/2016
2015	104	FV	297,100	4600	4,950.	255,800	557,500	557,500	Year End Roll	12/11/2014
2014	104	FV	294,600	4600	4,950.	210,300	509,500	509,500	Year End Roll	12/16/2013
2013	104	FV	306,700	4600	4,950.	200,100	511,400	511,400		12/13/2012

PRINT

Date	Time
12/10/20	17:58:33

LAST REV

Date	Time
10/18/17	14:43:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2590

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANTONAKOS NICHO	39122-481		5/9/2003	Family	300,000	No	No		
ANTONAKOS FRANC	27932-394		5/28/1999	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	21657
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2013	1721	Redo Kit	12,000	C				
5/15/2007	349	Redo Kit	10,000			G8	GR FY08	
5/29/2001	362	Alterati	20,000	C				REBUILD PORCHES-RE

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/31/2014	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	189	PATRIOT
3/7/2000	Inspected	264	PATRIOT
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04682541
Const Adj.:	0.97515047
Adj $ / SQ:	173.538
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667165
Depreciation:	124093
Depreciated Total:	543072

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	1	HB					

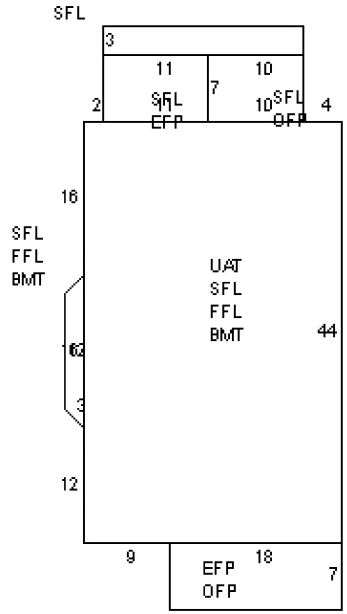
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,428	173.540	247,812
BMT	Basement	1,218	52.060	63,411
FFL	First Floor	1,218	173.540	211,369
UAT	Upper Attic	297	74.970	22,266
EFP	Enclos Porch	203	39.630	8,044
OFP	Open Porch	196	24.300	4,763
	Net Sketched Area:	4,560	Total:	557,665
Size Ad	2646	Gross Are	5451	FinArea 2705

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	F	

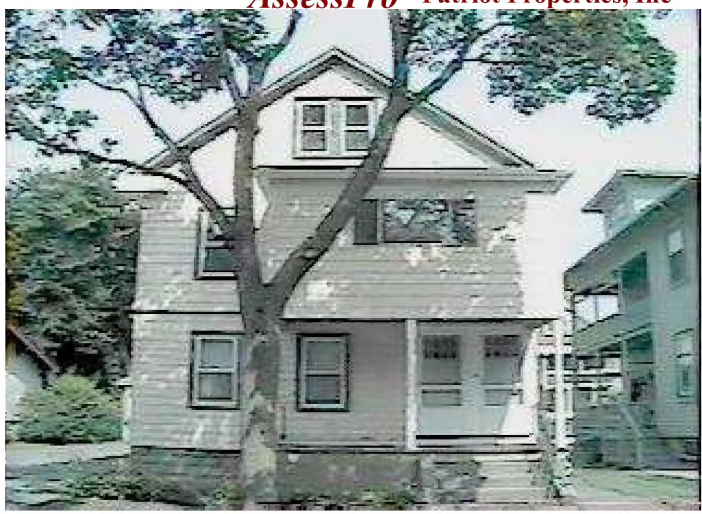
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.54
Special Features:	0	Val/Su Net:	119.10
Final Total:	543100	Val/Su SzAd	205.25

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1922	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600